



3 THE CROFT

ASTON TIRROLD ♦ OXFORDSHIRE

Warmingham
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Wallingford - 3½ miles ♦ Didcot - 3 miles ♦ Streatley on

Thames - 4.5 miles ♦ Reading - 14 miles ♦ Oxford - 14 miles

♦ A34 at Chilton - 4.5 miles ♦ M4 at Chieveley (J13) - 14 miles

(Distances approximate)

Enjoying a relaxing outlook in a most delightful setting within this popular quintessential English village, just a short hop to extensive amenities and London, yet privately situated in delightfully mature and beautifully presented gardens and grounds. A beautifully presented semi detached house with enormous charm, offering spacious accommodation, extending to approximately 2,303 sq ft, inclusive of garden room home office, 3 reception rooms, 4 bedrooms and 2 bathrooms.

A lovely property set within stunning gardens encapsulating an 'Al Fresco' lifestyle. A perfect combination of inside/outside living.

- ♦ A Beautiful Family Residence Extending To Approximately 2,303 Sq Ft, Inclusive Of Garden Room Home Office, With Delightful Gardens & Grounds
- ♦ Quintessential English Village Within Close Driving Distance Of The River Thames, Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour
- ♦ Spacious Graveled Driveway
- ♦ Brick & Oak Framed Open Porch
- ♦ Entrance Hall
- ♦ Kitchen/Breakfast Room
- ♦ Utility Room
- ♦ Cloakroom
- ♦ Family Room
- ♦ Sitting Room with Jet Master Open Fire
- ♦ Landing
- ♦ Main Bedroom Suite With En-Suite Bathroom With Bath and Separate Shower
- ♦ 3 Further Bedrooms
- ♦ Family Bathroom with Bath and Separate Shower
- ♦ Delightful Landscaped Gardens & Grounds
- ♦ Vegetable Garden With Raised Beds
- ♦ Garden Room With Potting Shed
- ♦ In All Extending To Approximately 2,303 Sq Ft



SITUATION

The twin villages of Aston Tirrold and Aston Upthorpe, which are merged together as one, lie at the foot of the Berkshire Downs in the valley just off the A417 Wantage to Streatley-on-Thames road as it extends across the Downlands close to the historic Ridgeway Path.

On the Downs there are numerous iron-age, Roman and Saxon earthworks and relics and the villages are believed to date from Saxon times as tradition recalls that King Ethelred and his brother Alfred (later the king), heard mass in the village before defeating the Danes nearby. Indeed Aston Upthorpe's All Saints Church was built on Saxon foundations, whereas St Michael's Church in Aston Tirrold, dates from 1080 and was later remodelled in the 13th century. The Astons had a tradition of Presbyterianism and in 1728 a Presbyterian chapel was built, being one of the oldest in existence in the country.

The villages boast numerous period properties of considerable character, reflecting the growth and prosperity through the centuries, many being listed as of significant historical and architectural interest. Nowadays the villages successfully retain their tranquil rural charm and way of life with farming and the land still being the dominant local activity, along with a notable thoroughbred Stud where many famous racehorse stallions stand. There is a village hall built in 1964, a sports/cricket ground, a village pub, and a repair garage.

There are good road communications to the surrounding towns including Didcot and Wallingford and the fast A34 dual carriageway linking Newbury with Oxford is a short drive. The M4 motorway at junction 12 or 13 is also within easy striking distance. Nearby stations at Cholsey and Didcot for trains to Reading and London Paddington.

In addition to having well revered and outstanding local state primary and secondary schooling nearby, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

Crossrail (Elizabeth Line) services have commenced from Reading, connected to directly via multiple nearby railway stations such as Didcot, Cho;sey, and Goring & Streatley, with the full service scheduled to commence shortly, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

Built in the 1930's and benefitting from much improvement in recent years by the current owners, including rewiring, installation of gas central heating and new UPVC sash windows, plus a 2 storey extension, 3 The Croft has been refurbished to a high standard. Standing well set back from the road in beautifully mature gardens and grounds, the property has a wonderful combination of inside/outside living. Both the kitchen/dining area and family room open out into the terrace and the sitting room has a jet master open fire, perfect for a more intimate feel. There is a cloakroom off the utility room and then a door leading to the integral garage, which has the benefit of a workshop area to the rear. There is hard-flooring throughout the property, apart from the stairs which are carpeted.

Upstairs there are 4 double bedrooms, the main bedroom having a large ensuite bathroom with roll top bath and walk-in shower. There is additionally a luxurious family bathroom.

Stylish and finished to a high standard, this property offers a simply wonderful place to reside and enjoy.

OUTSIDE

Quietly situated within the favoured part of the village, the house rests well set back from the road, enjoying a private and mature outlook, with a wide and deep gravelled driveway leading up to the house itself, flanked and fronted by delightfully colourful planting and a lawned area with hedging along the frontage. The gated side entrance takes you to the rear which has a terrace spanning the entire width of the house, extending out to a pretty seating area where the gardens can be enjoyed. The extensive lawned gardens are truly a delight and combined with bountiful borders offer a stunning visual delight. Towards the rear of the gardens are raised fruit and vegetable beds, making for a wonderful kitchen garden. The garden room has french doors looking back at the house and there is a potting shed attached, accessed separately.

The gardens are stunning and beautifully designed offering a wonderful sanctuary in a peaceful setting. An early viewing is advised.

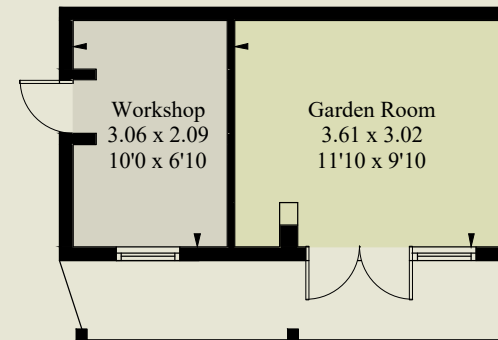
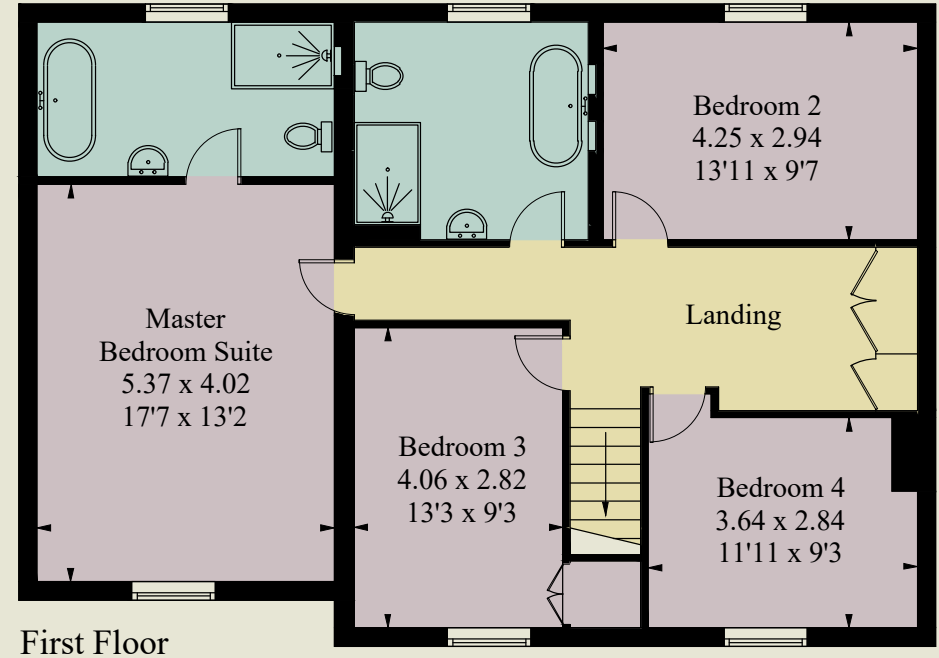
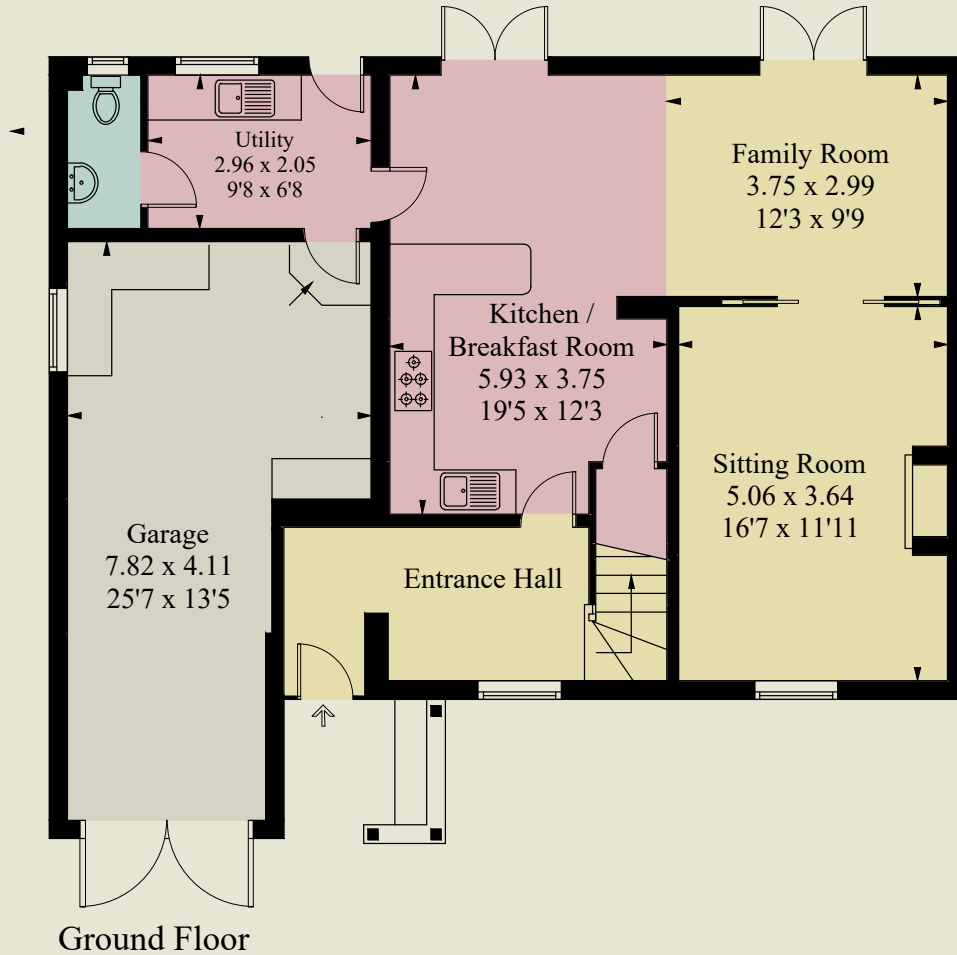


3 The Croft, Aston Tirrold, Oxfordshire, OX11 9DL

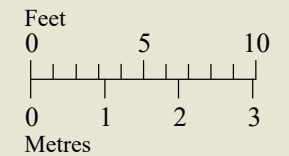
Approximate Gross Internal Area = 197 sq m / 2120 sq ft

Outbuildings = 17 sq m / 182 sq ft

Total = 214 sq m / 2303 sq ft



(Not Shown In Actual Location / Orientation)



CREATESPACE DESIGN ref 380

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: Mains water, electricity, drainage, and gas are connected. Electric underfloor heating to the utility room and both bathrooms. Superfast Broadband connected.

Energy Performance Rating: C / 72

Postcode: OX11 9DL

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices turn left and continue over the river bridge to the traffic lights at the crossroads at Streatley on Thames. Turn right and take the first left turning into Wantage Road / A417, continue on this road until you reach a right turning signposted for Aston Tirrold. Take this turning and turn right into Aston Street, continue on this street until it merges into The Croft. 3 The Croft will be found on the right hand side.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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